

Jerry Luna, Chairperson  
Raul Casa, Vice Chair  
Marisa Llamas, Commissioner  
Freddy Espinoza, Commissioner  
Armando Hinojosa, Commissioner

## **Farmersville Planning Commissioner Regular Meeting**

**Wednesday, April 20, 2022 6:00 PM**  
Meeting held in Civic Center Council Chambers  
– 909 W. Visalia Road Farmersville, California

**Pursuant to Governor Newsom's Executive Order N-25-20,  
the City of Farmersville will be allowing the public, staff, and City  
Council to attend this meeting via teleconference.  
Please dial 559-827-4929**

- 1. Call to Order:**
- 2. Roll Call:**
- 3. Pledge of Allegiance:**
- 4. Public Comment:**

*This portion of the agenda is reserved for persons wishing to address the Planning Commission on any matter that is not listed for review on the agenda. Individuals must give their name and address and limit their comments to three minutes. Issues raised during Public Comments are informational only and the Planning Commission cannot take action at this time. All comments shall be directed towards the Chairpersons and not to individual Commissioners or staff.*

### **5. Approval of Minutes**

#### **A. Minutes of Regular Planning Commission Meeting on February 16, 2022**

Recommend approval of minutes.

Documents: Draft Action Minutes of February 16, 2022

### **6. Public Hearings:**

**No items**

### **7. General Business**

- A. Finding of Consistency between Farmersville Five-Year Capital Improvements Program and the 2025 Farmersville General Plan.**
- B. Workshop on Downtown Specific Plan and Zoning Ordinance Update.**

### **8. Commissioner Comments:**

**9. City Planner Comments**

**10. Adjournment:**

Next Planning Commission Meeting: May 18, 2022

Next Council Meetings: April 25, May 9, 23

Next Resolution No.: 2022-06

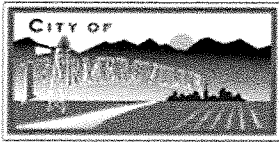
**NOTICE TO PUBLIC**

The City of Farmersville Civic Center and City Council Chambers comply with the provisions of the Americans with Disabilities Act (ADA). Anyone needing special assistance please contact City Hall at (559) 747-0458 please allow at least six (6) hours prior to the meeting so that staff may make arrangements to accommodate you.

Materials related to an item on this agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City's offices during normal business hours.

Public Notification- Agenda posted 72 hours prior to meeting date

*Strong Roots.....Growing Possibilities*



Jerry Luna, Chairperson  
Raul Casa, Vice Chair  
Marisa Llamas, Commissioner  
Freddy Espinoza, Commissioner  
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## Farmersville Planning Commissioner Regular Meeting

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the City of Farmersville will be allowing the public, staff, and City  
Council to attend this meeting via teleconference.  
Please dial 559-827-4929**

1. **Call to Order:** 6:01pm
2. **Roll Call:**

Attendee Name	Title	Status	Arrived
Jerry Luna	Chairperson	Present	6:00 pm
Raul Casa	Vice Chair	Present	6:00 pm
Marisa Llamas	Commissioner	Present	6:00 pm
Freddy Espinoza	Commissioner	Present	6:00 pm
Armando Hinojosa	Commissioner	Present	6:00 pm

3. **Pledge of Allegiance:** Chairperson Jerry Luna
4. **Public Comment:** No public comment was given

*This portion of the agenda is reserved for persons wishing to address the Planning Commission on any matter that is not listed for review on the agenda. Individuals must give their name and address and limit their comments to three minutes. Issues raised during Public Comments are informational only and the Planning Commission cannot take action at this time. All comments shall be directed towards the Chairpersons and not to individual Commissioners or staff.*

5. **Approval of Minutes**
  - A. **Minutes of Regular Planning Commission Meeting on January 19, 2022**

Recommend approval of minutes.

Documents: Draft Action Minutes of January 19, 2022

*A correction was made regarding the date for January 19, 2021. The date on the face page read September 15, 2021, when it should have been January 19, 2022.*

*Motion to approve with corrections to the date.*

<b>RESULT:</b>	<b>APPROVED (UNANIMOUS)</b>
<b>MOVER:</b>	Raul Casa, Vice Chair
<b>SECONDER:</b>	Armando Hinojosa, Commissioner
<b>AYES:</b>	Luna, Casa, Llamas, Espinoza, Hinojosa
<b>ABSENT:</b>	None

## **6. Public Hearings:**

**A. Conditional Use Permit 2022-01 (Hassan).** A request for approval to add tobacco products to an existing clothing store located at 160 S. Farmersville Boulevard, Suite C. **Resolution 2022-02.**

*City Planner Karl Schoettler reviewed the Conditional Use Permit regarding the addition of a Smoke Shop to 160 S. Farmersville Blvd.*

*Chairperson Jerry Luna opened Public Hearing at 6:11pm. With no comments provided; Chairperson Luna closed the Public Hearing at 6:12pm.*

*Zakary Hassan, the applicant applying for the Conditional Use Permit, discussed that his tobacco business would sell specialty and fine cigars.*

*Motion to approve as presented.*

<b>RESULT:</b>	<b>APPROVED (UNANIMOUS)</b>
<b>MOVER:</b>	Armando Hinojosa, Commissioner
<b>SECONDER:</b>	Marissa Llamas, Commissioner
<b>AYES:</b>	Luna, Casa, Llamas, Espinoza, Hinojosa
<b>ABSENT:</b>	None

**B. General Plan Amendment/Zone Change 2021-01 (Lakhani).** A request to approve a General Plan Amendment and zone change for a parcel located on the west side of Farmersville Boulevard north of Visalia Road. **Resolution 2022-03.**

*City Planner Karl Schoettler reviewed the Conditional Use Permit regarding the zone change located on the west side of Farmersville Blvd., north of Visalia Road.*

*Chairperson Jerry Luna opened Public Hearing at 6:23pm. With no comments provided; Chairperson Luna closed the Public Hearing at 6:26pm.*

*Suleman Lakhani, the applicant applying for the Conditional Use Permits, commented on the convenience of adding a driveway approach into the gas station*

*Motion to approve as presented.*

<b>RESULT:</b>	<b>APPROVED (UNANIMOUS)</b>
<b>MOVER:</b>	Freddy Espinoza, Commissioner
<b>SECONDER:</b>	Raul Casa, Vice Chair
<b>AYES:</b>	Luna, Casa, Llamas, Espinoza, Hinojosa
<b>ABSENT:</b>	None

**C. Parcel Map 2022-01 (Self Help Enterprises).** A request for approval of a parcel map to divide an existing parcel containing 5.9-acres on the south side of Walnut Avenue into two lots. **Resolution 2022-04.**

*City Planner Karl Schoettle reviewed the Conditional Use Permit regarding the approval for a parcel map to divide a single lot on the south side of Walnut Avenue into two parcels.*

*Chairperson Jerry Luna opened Public Hearing at 6:37pm. With no comments provided; Chairperson Luna closed the Public Hearing at 6:37pm.*

*Motion to approve as presented.*

<b>RESULT:</b>	<b>APPROVED (UNANIMOUS)</b>
<b>MOVER:</b>	Armando Hinojosa, Commissioner
<b>SECONDER:</b>	Raul Casa, Vice Chair
<b>AYES:</b>	Luna, Casa, Llamas, Espinoza, Hinojosa
<b>ABSENT:</b>	None

## **7. General Business**

### **A. Workshop on Downtown Specific Plan and Zoning Ordinance Update.**

*City Planner Karl Schoettle commented that he is still currently working on the Downtown Specific Plan and updating the Zoning Ordinance. Mr. Schoettle also introduced Code Enforcement Officer Hector Ramos.*

*Chairperson Jerry Luna thanked Code Enforcement Officer Hector Ramos for all of the work he has been doing in the City of Farmersville.*

**8. Commissioner Comments:**

*Planning Commissioner Armando Hinojosa would like to update signs and murals in the zoning ordinance.*

**9. City Planner Comments**

*None given.*

**10. Adjournment:**

*Chairperson Jerry Luna adjourned the meeting at 6:59pm.*

Next Planning Commission Meeting: March 16, 2022

Next Council Meetings: February 28, March 14, 28

Next Resolution No.: 2022-05

Respectfully Submitted

Rochelle Giovani  
City Clerk

*Strong Roots.....Growing Possibilities*

# Planning Commission

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TO: Farmersville Planning Commission

FROM: Karl Schoettler, Planning Consultant  
Steve Huntley, Finance Director

DATE: April 20, 2022

SUBJECT: Finding that the 2023-2027 Farmersville Capital Improvement Plan is consistent with the 2025 Farmersville General Plan

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## **RECOMMENDED ACTION:**

State law requires the Planning Commission consider the City's annual update to the Five-Year Capital Improvement Plan list and find whether the list of projects is consistent with the goals, objectives, and policies of the 2025 Farmersville General Plan.

It is recommended that the Planning Commission find that the 2023-2027 Capital Improvement Plan is consistent with the 2025 Farmersville General Plan by adopting Resolution 2022-05.

## **BACKGROUND and DISCUSSION:**

The Farmersville Capital Improvement Plan (CIP) is a five-year expenditure plan that provides the City with a long-term program for making various infrastructure, capital, equipment, and facility improvements.

A capital improvement project or purchase is a specific project or piece of equipment with a cost of more than \$5,000 that involves the study, procurement, construction, or installation of facilities which improves, preserves, enhances or modernizes the City's provision of municipal services and has a useful life of at least five years.

State planning law requires the Planning Commission review the CIP to ensure that it is consistent with the General Plan. The General Plan is the City's planning document that establishes goals, policies, and maps to guide the City's growth. The law requires that all actions of a City must be consistent with the General Plan. Farmersville's current General Plan was adopted in 2002 and is intended to last through 2025.

The Five-Year CIP is reviewed each year by the City Council and adopted. Many of the projects listed are multi-year projects or are scheduled to start in

Report to Farmersville Planning Commission (4/20/2022)  
*Consistency between Capital Improvements Program and Farmersville General Plan*

later years. Therefore, much of the previously review CIP has already been examined by the Planning Commission and found consistent with the General Plan.

Therefore, the new items not previously listed in any CIP prior to this year are listed below in the table.

NEW ADDITIONS TO THE CAPITAL PLAN FOR FY 2023	YEAR 1 2022-23	YEAR 2 2023-24	YEAR 3 2024-25	YEAR 4 2025-26	YEAR 5 2026-27	TOTAL
Highway 198 Gateway Improvements (CCLGP)	1,732,837	2,601,069				4,333,906
AHSC Phase I: Pedestrian and Bike Improvements			1,246,175			1,246,175
AHSC Phase II: Multi-Modal Hub			3,528,238			3,528,238
Pavement Management Program: Street Repairs Year 4				9,395	241,136	250,531
Fire Rescue Equipment	38,000					38,000
AEDs for Fire Apparatus	18,000					18,000
Housing Element Update	100,000	15,000				115,000
TriMax 493 Field Mower	43,943					43,943
Booster Pump & Electrical Panel for Sports Park		200,000				200,000
Liberty Park Trail Improvements		141,000				141,000
Pocket Park Improvements		150,000				150,000
Liberty Park - Phase II				545,000		545,000
Roy's Park - Phase II	775,000					775,000
Roy's Park - Phase III					500,000	500,000
Veteran's Park Improvements					500,000	500,000
Soccer Field Improvements					8,500	8,500
TOTAL	2,707,780	3,107,069	4,774,413	554,395	1,249,636	12,393,293

The new items being added this year are estimated at about \$12.4 million dollars over the next five years. Just because a project is listed in the CIP does not mean that funding has been identified to pay for the project. Many of the items will require the City to pursue grant funding.

The new CIP items are created by each City department to address their needs or meet City Council direction. These departments include:

- Administration and Finance
  - No new projects this year
- Engineering
  - Highway 198 Gateway Improvements (CalTrans Grant)
  - AHSC Grant Phase 1: Pedestrian and Bike Improvements
  - AHSC Grant Phase 2: Multi-Modal Hub
  - Pavement Management Program: Street Repairs (Year 4)
- Fire Department
  - Fire Rescue Equipment
  - AEDs for Fire Apparatus
- Planning Department
  - Housing Element Update
- Police Department
  - No new projects this year



- Public Works Department
  - TriMax 493 Field Mower
  - Booster Pump & Electrical Panel for Sports Park
  - Liberty Park Trail Improvements
  - Pocket Park Improvements
  - Liberty Park Improvements – Phase II
  - Roy's Park Improvements – Phase II
  - Roy's Park Improvements – Phase III
  - Veteran's Park Improvements
  - Soccer Field Improvements

New projects and items in the CIP this year range from the purchase of irrigation equipment and various park improvements to the purchase of new rescue equipment, to new planning studies.

Most of the projects that pertain to specific geographical locations in the City are related to:

- Improvements to existing parks, such as landscaping, irrigation equipment, lighting, etc.
- Improvements to existing streets, such as repaving, sidewalks, lighting, etc.
- A future transit center on Front Street west of Farmersville Blvd.

The CIP also programs funding for the preparation of another planning documents – the update to the Housing Element.

### **Consistency Analysis**

In terms of consistency with the General Plan, the main concern involves projects that pertain to specific locations in the City. In this respect, virtually all of the site-specific projects involve the repair and replacement of existing facilities, such as existing roads, parks and utilities. This is consistent with the General Plan's intent to support existing neighborhoods and accommodate growth through infill development.

Many projects are related to (and consistent with) key issues of the 2025 General Plan. For example, public safety is addressed through street upgrades. Projects for repair and rehabilitation of parks address the General Plan's goals to provide quality public recreational spaces for residents of the City. The integrity of existing neighborhoods and commercial development are further supported by the CIP's projects to replace or repair water and sewer lines and make improvements to streets.

Consistency review in this report applies to high level, generalized project descriptions provided in the CIP. More detailed consistency review will be

applied as project details are further identified as each project moves towards implementation.

### **Environmental Analysis**

The Plan is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378 (Not a Project).

### **Conclusion**

In sum, staff believes the 2023-2027 CIP is consistent with the 2025 Farmersville General Plan.

### **ATTACHMENT**

1. Resolution 2022-05

**RESOLUTION 2022-05**

**BEFORE THE PLANNING COMMISSION  
CITY OF FARMERSVILLE, COUNTY OF  
TULARE**

**STATE OF CALIFORNIA**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
FARMERSVILLE FINDING THE FARMERSVILLE 2023-2027 FIVE YEAR  
CAPITAL IMPROVEMENT PLAN IS IN CONFORMITY WITH THE 2025  
FARMERSVILLE GENERAL PLAN**

WHEREAS, the City of Farmersville has prepared a five-year capital improvement plan that provides for future projects that involve the study, procurement, construction or installation of facilities which improves, preserves, enhances or modernizes the City's provision of municipal services, and

WHEREAS, the Capital Improvement Program spans the years 2023 - 2027, and

WHEREAS, the Planning Department has prepared a staff report and declared the proposed action categorically exempt from the California Environmental Quality Act (CEQA), and

WHEREAS, the Planning Commission held a meeting to consider this action and accepted testimony.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, after considering all the evidence presented, determined the following findings were relevant in evaluating this action:

1. The Farmersville 2023-2027 Five Year Capital Improvement Plan is in conformity with the City of Farmersville 2025 General Plan.
2. The CIP/General Plan consistency finding is categorically exempt from environmental review under the California Environmental Quality Act (CEQA (Section 15378 of the CEQA Guidelines)).

BE IT FURTHER RESOLVED that the Planning Commission hereby adopts Resolution 2022-05. The foregoing resolution was adopted upon a motion of Commissioner \_\_\_\_\_, second by Commissioner \_\_\_\_\_, at a regular meeting of the Farmersville Planning Commission on the 20th of April, 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Chairperson, Farmersville Planning Commission

\_\_\_\_\_  
Secretary, Farmersville Planning Commission

**STAFF REPORT**  
**FARMERSVILLE PLANNING COMMISSION**

Date: April 20, 2022  
To: Farmersville Planning Commission  
From: Karl Schoettler, Planning Consultant  
Subject: Zoning Ordinance Update and Downtown Specific Plan Workshop

**Discussion**

This workshop pertains to activities on both the comprehensive Zoning Ordinance Update and also the Downtown Farmersville Specific Plan, both currently being prepared.

For the **Zoning Ordinance Update**, this workshop will review text of the attached draft chapter regarding uses that are permitted in residential zones.

For the **Downtown Specific Plan**, this workshop will review some publicity materials that have recently been distributed.

**Zoning Ordinance Update**

The consultant has worked on the chapter that lists permitted uses in residential zones. The attachments include the existing chapter and the draft proposed chapter.

The existing chapter is attached and includes notes and comments (in italics) pertaining to issues and changes that are needed. Then, the proposed draft chapter is attached. Within the list of permitted uses, text to be added is shown with **bold underlined text**, while language to be deleted is shown with a ~~strike thru~~.

Of note, State law has been changed recently pertaining to several uses, including Accessory Dwelling Units (ADU's) and also child day care facilities. In both cases, cities are no longer able to restrict the establishment of these uses (to the degree that previously existed).

Other improvements in the chapter include a simplified key system showing what type of permit is required for each use.

**Farmersville Planning Commission 4/20/2022**  
**Zoning Ordinance Update/Downtown Specific Plan Workshop**

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**Downtown Specific Plan**

In order to better publicize the Downtown Specific Plan, a newsletter (in English and Spanish) was created and mailed out to all property owners and businesses in the downtown. A copy of the newsletter is attached. It is planned that additional newsletters will be prepared and mailed out when significant new work or events are completed or upcoming.

The City has also created a page for the Downtown Specific Plan, on the City's website at:

<https://www.cityoffarmersville-ca.gov/347/Downtown-Specific-Plan>

The web page includes completed chapters, maps, links and other information related to the Downtown Specific Plan effort.

**Farmersville Boulevard Walking Audit**

The consultant would like to schedule a Farmersville Boulevard Walking Audit - for the Planning Commission (and interested public) on an upcoming Saturday. A Walking Audit is a simple tool to gauge how well a street is functioning for pedestrians. The consultant will guide participants along the sidewalk and a number of factors will be evaluated to determine how well (or not) the street functions for walkers. The exercise will take between ½ to one hour.

Commissioners will be asked to check their calendars and report to the City Clerk dates and times that they would be available. A date and time will be selected that works best for all and a meeting location will be determined.

**ATTACHMENTS:**

- Existing zoning ordinance chapter pertaining to permitted uses in residential zones
- Proposed draft chapter pertaining to permitted uses in residential zones
- Downtown Specific Plan newsletter

## Attachment "A"

**Existing Residential Permitted Uses Chapter (with notes)****17.40.020 Table 1—Permitted uses.**

To determine in which zone a specific use is allowed:

- A. Find the use in the left hand column.
- B. Read across the table until either a "letter" or an "x" appears in one of the columns.
- C. If a letter appears this means that the use is allowed in the zone represented by that column, but only if certain conditions are complied with. The conditions applicable to that use are those corresponding to the letter listed in Section 17.40.030.
- D. If an "x" appears to a column the use is allowed in the zone represented by that column without being subject to any of the conditions listed in Section 17.40.030.
- E. If neither a "letter" nor an "x" appears in a column, the use is not allowed in the zone represented by that column.
- F. The planning commission shall interpret the appropriate zone for any land use not specifically listed in the table, the finding shall be based on consistency with the purpose of the zone and that the use is of the same general character as that of the uses permitted in that zone.
- G. Overlay zones are not included in the table.

TABLE 1—RESIDENTIAL LAND USES

USES	ZONE			
	U-R	O-S	R-1	R-M
Above ground storage tanks for flammable or combustible fluids	b	b		
Accessory buildings and uses customarily appurtenant to a permitted use	x	x	x	x
Agricultural employee housing <i>(needs to be revised to comply with State law)</i>	x		x	x
Apartments and multiple family dwellings				x
Boarding and rooming houses				a
Cannabis businesses and commercial cannabis activity				
Churches	b	b	b	b
Day care centers			a	a
Duplexes <i>(fold into "multi-family dwellings")</i>				x
Emergency housing				x
Family day care homes			x	x
Guest houses <i>(antiquated term, replaced by Accessory Dwelling Unit (ADU))</i>	d		d	d
Home occupations	c		c	c

Existing Permitted Uses List

Manufactured and/or mobile homes on permanent foundations <i>(needs to refer reader to special development standards)</i>	x		x	x
Mobile home parks <i>(needs to refer reader to special development standards)</i>	b		b	b
Nursing and convalescent homes				b
Public and private schools	b		b	b
Residence for a caretaker or watchman	c		c	
Second attached residential unit <i>(replaced with new term "Accessory Dwelling Units")</i>			d	
Second detached residential unit <i>(combine with new term "Accessory Dwelling Units")</i>			d	
Single-family dwellings	x		x	x
Temporary tract offices	c		c	c
Residential care homes for six or fewer persons <i>(State law now requires all care homes to be permitted, regardless of size)</i>			x	x
Residential care homes for seven to fourteen persons <i>(State law now requires all care homes to be permitted, regardless of size)</i>			b	b
Raising of fruit and nut trees, vegetables and horticultural specialties, excluding cannabis	x	x	b	b
Raising or cultivation of medical marijuana				
Single room occupancy units				x
Supportive housing <i>(refer reader to definitions and standards)</i>			x	x
Transitional housing <i>(refer reader to definitions and standards)</i>			x	x

**17.40.030 - Special conditions.**

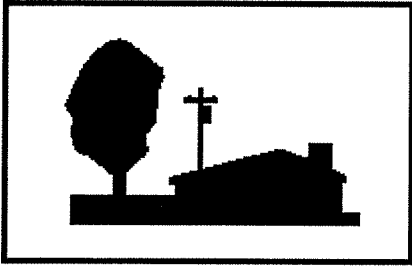
The following special conditions apply to those land uses indicated by corresponding letter in Table 1:

- a. Conditional use permit required if for more than six guests, persons or dwelling units or in the case of day care facilities if more than twelve children including the provider's own children. *(State law now preempts and requires cities to permit all day care facilities in residential zones)*
- b. Conditional use permit required.
- c. Accessory use, incidental to principal use.
- d. The addition shall not exceed twenty-five percent of existing living area. *(State ADU law now provides different regulations)*

"Living area" means the interior inhabitable area of a dwelling unit including basements and attics and shall not include a garage or any accessory structure. Subject to approval of the zoning administrator. May be approved without public hearing.



## CHAPTER 23



### Residential Land Use Table

#### Sections:

17.23.010	Purpose
17.23.020	Permitted Uses
17.23.030	Special Conditions

#### 17.23.010 Purpose.

The purpose of the Residential Land Use Table is to designate the residential uses permitted within each zone, subject to the development standards for such uses set forth in the articles describing those zones. Zoning standards include but are not limited to: lot size and dimensions, yard setbacks, building height, density, fencing, parking, landscaping and signage.

#### 17.23.020 Table 1—Permitted uses.

The following table lists uses that are permitted and conditionally-permitted in residential and similar zones in Farmersville.

**TABLE 23-1—RESIDENTIAL LAND USES**

**Symbols used in the table denote whether a particular use is permitted and subject to a particular type of zoning permit as follows:**

**P = The use is permitted in that particular zone. Where new construction is proposed Site Plan Review is required (see Chapter 17.55 for more information on the Site Plan Review process).**

**PA = The use is permitted in that particular zone by Administrative Site Plan Review. Where new construction is proposed Administrative Site Plan Review is required. See Section 17.55 for more information on the Administrative Site Plan Review process.**

**CUP = The use is permitted by Conditional Use Permit in that particular zone. Section Chapter 17.53 for more information on the Conditional Use Permit process.**

**If no letter appears in the box then the use is not permitted in that zone.**

USES	ZONE			
	U-R	O-S	R-1	R-M
Above ground storage tanks for flammable or combustible fluids	CUP	CUP		
Accessory buildings and uses customarily appurtenant to a permitted use	P	P	P	P
<b>Accessory Dwelling Units and Junior Accessory Dwelling units (subject to standards contained in Chapter 17.43: Special Uses)</b>	<b>P</b>		<b>P</b>	<b>P</b>
<b>Agricultural employee housing (six or fewer persons)</b>	P		P	P
<b>Agricultural employee housing (seven or more employees) up to thirty-six beds in a group quarters or up to twelve units or spaces designed for use by a single family household</b>	<b>CUP</b>			<b>CUP</b>
<b>Agricultural employee housing over thirty-six beds in a group quarters or up to twelve units or spaces designed for use by a single family household</b>	<b>CUP</b>			<b>CUP</b>
Apartments and multiple family dwellings				P
Boarding and rooming houses				a
Cannabis businesses and commercial cannabis activity				
Churches	CUP	CUP	CUP	CUP
<b>Communication and wireless facilities, with stealthing</b>	<b>CUP</b>			
Day care centers			P	P
Duplexes				*
Emergency housing				P
<b>Family child care home (small and large)</b>	<b>P</b>		<b>P</b>	<b>P</b>
Foster homes			a	a
Guest houses	d		d	d
Home occupations	P		P	P
Manufactured and/or mobile homes on permanent foundations (subject to conditions contained in Section 17.43 (Special Uses). Manufactured and/or mobile homes shall not be permitted if more than ten (10) years have elapsed between the date of manufacture of the	P		P	P

Farmersville Zoning Ordinance  
DRAFT Chapter 23: Permitted Uses in Residential Zones

**TABLE 23-1—RESIDENTIAL LAND USES**

**Symbols used in the table denote whether a particular use is permitted and subject to a particular type of zoning permit as follows:**

**P** = The use is permitted in that particular zone. Where new construction is proposed Site Plan Review is required (see Chapter 17.55 for more information on the Site Plan Review process).

**PA** = The use is permitted in that particular zone by Administrative Site Plan Review. Where new construction is proposed Administrative Site Plan Review is required. See Section 17.55 for more information on the Administrative Site Plan Review process.

**CUP** = The use is permitted by Conditional Use Permit in that particular zone. Section Chapter 17.53 for more information on the Conditional Use Permit process.

**If no letter appears in the box then the use is not permitted in that zone.**

USES	ZONE			
	U-R	O-S	R-1	R-M
<b><u>manufactured home and the date of issuance of a permit to install the manufactured home.</u></b>				
Mobile home parks (subject to requirements contained in Chapter 17.43 (Special Uses))			CUP	CUP
Nursing and convalescent homes				CUP
<b><u>Parks and recreational facilities, including playgrounds, parks, community centers, golf courses, golf driving ranges, and swimming pools</u></b>	<b><u>CUP</u></b>	<b><u>CUP</u></b>		
Public and private schools	CUP		CUP	CUP
Residence for a caretaker or watchman as an accessory use for a permitted or conditionally permitted use	P		P	P
Single-family dwellings	P		P	P
Temporary tract offices	PA		PA	PA
Residential adult care homes for six or fewer persons	P		P	P
Residential adult care homes for seven to fourteen persons	P		CUP	CUP
Raising of fruit and nut trees, vegetables and horticultural specialties, excluding cannabis	P	P	P	P
Raising or cultivation of medical marijuana				
Single room occupancy units				P
Supportive housing			P	P
Transitional housing			P	P
<b><u>Other uses determined to be reasonably similar in nature and intensity to those that are permitted in that particular zone, as determined by the City Planner.</u></b>	<b><u>P</u></b>	<b><u>P</u></b>	<b><u>P</u></b>	<b><u>P</u></b>
<b><u>Other uses determined to be reasonably similar in nature and intensity to those that are conditionally permitted in that particular zone, as determined by the City Planner.</u></b>	<b><u>CUP</u></b>	<b><u>CUP</u></b>	<b><u>CUP</u></b>	<b><u>CUP</u></b>



## Downtown Farmersville Specific Plan Progress Update



In 2021 the City of Farmersville began preparing a specific plan for the improvement of downtown area. The purpose of the Specific Plan is to establish a series of goals and action plans to revitalize the heart of our community.

The Downtown Farmersville Specific Plan is intended to assist in transforming downtown Farmersville into an exciting and thriving pedestrian-oriented shopping, dining, residential and entertainment district for Farmersville.

### Public Survey Results

The City has an online survey available on the City of Farmersville's website, asking the public for their thoughts on the downtown. The survey is intended to help the Plan reflect the public's thoughts and ideas about downtown Farmersville. A few findings so far from the survey are as follows:

#### **Question: What Do you like most about Downtown?**

1. Small town character
2. Restaurants
3. Local stores and shops

#### **Question: What are the key issues that Downtown is facing?**

1. Cleanliness
2. Safety
3. Crime

#### **Question: What elements do you think would make Downtown Successful?**

1. Varied choices of retail, restaurants, entertainment, civic, service, non-profit.
2. Pedestrian and bicycle friendly environment-walkable, shaded, lighting.
3. More shade trees and landscaping, outdoor seating, and dining.

#### **Question: Currently there are many things to build on in downtown. What top three are most exciting to you?**

1. Bringing more users and momentum. (eg more stores, restaurants, offices and entertainment uses).
2. An opportunity to redesign Farmersville Blvd. (current roadway is very wide) widen sidewalks, add bike lanes, trees, shade landscaping, seating, etc.
3. Construction of housing in the downtown (which will bring more people to the area).

### What is next:

The City is currently working with the Farmersville Planning Commission in a series of workshops to generate ideas for the Specific Plan. These workshops are open to the public and participation is invited. If you have ideas for the downtown area, feel free to email them to Karl Schoettler at [karl@weplancities.com](mailto:karl@weplancities.com). To be placed on an email notification list about events or workshops please contact Farmersville City Clerk Rochelle Giovani at [Rgiovani@cityoffarmersville-ca.gov](mailto:Rgiovani@cityoffarmersville-ca.gov).

Planning Area Map

